

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-36543 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEVEN KERN - Request for a Variance TO ALLOW A REAR YARD SETBACK OF 11 FEET WHERE 15 FEET IS REQUIRED FOR AN EXISTING 392 SQUARE-FOOT ADDITION on 0.16 acres at 413 Meadow Valley Drive (APN 139-31-610-037), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian)

C.C.: 01/20/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

24

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Petition and Support Postcards
7. Submitted after Final Agenda - Support Postcards

Motion made by VICKI QUINN to Approve subject to condition

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE,
RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development, explained that the addition in the rear was constructed without a permit and encroaches four feet into the rear yard setback. The applicant has created a self-imposed hardship, and staff recommended denial.

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BILL SCHAKE appeared on behalf of the applicant and pointed out that the home was built 24 years ago. The applicant just purchased the house this year through a foreclosure.

DEBORAH COOK recommended the Variance be approved, as she knows the structure has been there longer than she has lived in the neighborhood. The applicant is working with an architect to bring the structure up to Code, and she believes the property would enhance their community and possibly increase property values.

COMMISSIONER QUINN visited the subject property, and complimented it on being one of the nicest homes on the street. In her opinion, this will improve the neighborhood and it is not a hardship on the applicant.

COMMISSIONER TRUESDELL expressed concern about foreclosed properties, and asked if there is an avenue whereby information can be disseminated regarding improvements being done on properties without appropriate permits. MR. RANKIN explained that the process is complaint driven, and such a program does not exist. If staff receives a complaint, it is addressed by a Variance to bring into compliance. The Commissioner felt the City should be pro-active rather than wait for complaints. MARGO WHEELER, Director of Planning and Development, added that prior to a property being sold, it is inspected and provides for an opportunity to require any necessary changes to be done.

CHAIR TROWBRIDGE declared the Public Hearing closed.